# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

1/285 Tooronga Road, Glen Iris Vic 3146

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,200,000		&		\$1,320,000			
Median sale p	rice							
Median price	\$1,337,500	Pro	operty Type	Tow	nhouse		Suburb	Glen Iris
Period - From	30/01/2023	to	29/01/2024		So	ource	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	5/56 Osborne Av GLEN IRIS 3146	\$1,300,000	10/12/2023
2	5/285 Tooronga Rd GLEN IRIS 3146	\$1,300,000	23/01/2024
3	1/1781 Malvern Rd GLEN IRIS 3146	\$1,230,000	23/10/2023

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

30/01/2024 16:24









**Property Type:** Townhouse (Res) Agent Comments Steve Burke 03 9818 1888 0448 331 653 steve.burke@belleproperty.com

Indicative Selling Price \$1,200,000 - \$1,320,000 Median Townhouse Price 30/01/2023 - 29/01/2024: \$1,337,500

# **Comparable Properties**



5/56 Osborne Av GLEN IRIS 3146 (REI)



Price: \$1,300,000 Method: Private Sale Date: 10/12/2023 Property Type: Townhouse (Single)

5/285 Tooronga Rd GLEN IRIS 3146 (REI)

Agent Comments

Agent Comments

Agent Comments



Price: \$1,300,000 Method: Private Sale Date: 23/01/2024 Property Type: Townhouse (Single)



1/1781 Malvern Rd GLEN IRIS 3146 (REI/VG)



2 6 2

Price: \$1,230,000 Method: Private Sale Date: 23/10/2023 Property Type: Townhouse (Single) Land Size: 282 sqm approx

#### Account - Belle Property Glen Iris | P: 03 98181888





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